

IN THE SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF KING

In the Guardianship of:	)	Case No.:
	)	
	)	ORDER CONFIRMING SALE
An Incapacitated Person	)	OF REAL PROPERTY
	)	

THIS MATTER having come on regularly for hearing before the undersigned Judge/Court Commissioner of the above-entitled Court upon the Return of Sale of Real Property filed herein, and it appearing to the Court that the following orders have been entered in connection with the sale of the subject real property:

1. On \_\_\_\_\_, authorizing the sale of the real property commonly known as \_\_\_\_\_, legally described as follows:  
\_\_\_\_\_.
  
2. On \_\_\_\_\_, Directing the Guardian to sell the subject real property to \_\_\_\_\_, utilizing the statutory process authorized by the Court, for \_\_\_\_\_ \$(\_\_\_\_\_) pursuant to the terms of the Purchase and Sale Agreement submitted to the Court.

It further appearing to the Court that notice of said sale has been given and published in the form and manner required by law.

It further appearing to the Court that the Return on Sale was filed herein on \_\_\_\_\_, and it further appearing that the sale price is at least 90 percent of the appraised value and the Court being otherwise fully advised in the premises, now, therefore, it is hereby

ORDERED, as follows:

1. The sale made by the Guardian, as Authorized by the orders of the Court entered herein on \_\_\_\_\_ and \_\_\_\_\_, of the real property located at \_\_\_\_\_, legally described as follows:  
\_\_\_\_\_ be and the same is hereby fully confirmed and approved:
2. The Guardian is authorized and directed to execute to the purchaser, \_\_\_\_\_, a proper deed together with all other documents necessary to complete said sale in accordance with the terms of the Purchase and Sale Agreement on file herein:
3. The Guardian is hereby authorized and directed to pay, out of the proceeds realized from the sale of said property or out of the estate, the customary and reasonable expenses for title insurance, real estate taxes, revenue stamps, excise tax, brokerage fees, and all other closing costs attributed to the seller in connection with said sale, and to utilize the remaining proceeds of sale as previously ordered by the Court:
4. Other: \_\_\_\_\_.

DATED AND SIGNED IN OPEN COURT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_.

\_\_\_\_\_  
Judge/Court Commissioner

Presented by:

\_\_\_\_\_  
Signature of Attorney for Guardian

\_\_\_\_\_  
Printed Name of Attorney for Guardian , WSBA #

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone/Fax Number

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Email Address